



Attic: **Unfinished**  
Basement Details: **Finished**  
Bath Amn: **Double Sink, Double Shower**  
Fireplace Details: **Decorative Only**  
Fireplace Location: **Living Room**  
Electricity: **Circuit Breakers**  
Equipment: **Humidifier, TV-Cable, Security System, CO Detectors, Fan-Attic Exhaust, Sump Pump, Sprinkler-Lawn, Backup Sump Pump**

Foundation: **Concrete**  
Exst Bas/Fnd:  
Disability Access: **No**  
Disability Details:  
Exposure: **S (South), E (East), W (West)**  
Lot Size: **Less Than .25 Acre**  
Lot Desc: **Landscaped Professionally**

Green Feats:  
Sale Terms: **Conventional**  
Possession: **Closing**  
Occ Date:  
Addl. Sales Info.: **None**  
Agent Owned/Interest: **No**

Broker: **RE/MAX Villager**  
List Agent: **Allyson Hoffman**  
Co-lister:

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**847-310-5300**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10098510

Prepared By: Allyson Hoffman | RE/MAX Villager | Direct: (847) 310-5300 | 11/03/2018 12:17 PM



**Exterior Front**

Welcome to this outstanding one-owner home in desirable Sherwood Forest where pride of ownership is evident, inside and out!



**Exterior Front**

Located with convenient nearby access to shops & highway, this lovely W. Highland Park gem boasts a choice of either Highland Park or Deerfield High Schools & commuter-comfortable access to both the Metra Milwaukee & Union Pacific North train lines.



**Exterior Front**

Lush, mature landscape screens and enhances the private walkway to the front door.



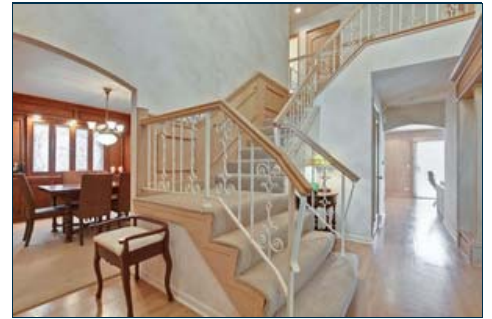
**Exterior Front**

A long, covered aggregate walkway leads to the covered front porch and double-door entryway.



**Exterior Front**

A view from the front porch reveals a lovely decked sitting area surrounded by manicured gardens and shrubbery.



**Foyer**

Step into a grand center entry two-story foyer with a clear view through to the rear family room and flanked by the inviting formal living room on the right and separate dining room on the left.



**Living Room**

The spacious living room, located off the foyer, features light neutral plush carpeting and a grand, bowed picture window with east exposure overlooking the front yard.



**Living Room**

A decorative fireplace, with added ambience from sconce lighting flanking either side, provides an elegant focal point to the main wall facing the foyer.



**Living Room**

Wood panel walls with wainscoting and crown molding accents tender a warm and welcoming atmosphere for friends, family and guests.





**Dining Room**

Dine in true style -- the spacious, elegant formal dining room is located off the main entry foyer and features convenient access to the adjacent kitchen.



**Dining Room**

The dining room boasts a full wall of built-in storage with twin China cabinets flanking a central buffet & a window with shutters featuring stunning leaded-glass inserts, totally unique. Don't miss the accent crown moldings as you enter the kitchen!



**Kitchen**

As you enter the kitchen, you will note the true abundance of cabinet storage and amazing counter space. Masterfully planned and designed with cooks and family in mind, this amazing kitchen truly has a place for just about everything.



**Kitchen**

From the granite floors to the 48' sub-zero refrigerator, 2 wall ovens, convenient cooktop and sunny south exposure to the adjacent eating area, this functionally-fabulous kitchen will be an inviting gathering place for family and friends.



**Kitchen**

Enjoy an abundance of recessed canned lighting and a large peninsula-style island separating the work center from the eating area.



**Kitchen**

Drawer space, cabinet space, under-cabinet lighting and more make this thoughtfully-designed kitchen a true dream for family meal preparation and entertaining with ease.



**Eating Area**

Casual, comfortable family dining is a breeze in this lovely breakfast area featuring a large wall of cabinetry and counters along one side and a sunny west view of the backyard and patio.



**Family Room**

At the rear of the house, you'll find the family room featuring large sliding glass patio doors opening out to an expansive free-form aggregate patio and the lushly-landscaped backyard.



**Family Room**

Enter the family room from either the wide arched doorway from main entry foyer or short hallway leading from and to the kitchen. Highlights include oak hardwood flooring and a wall of built-in enclosed floor-to-ceiling and buffet-style cabinetry.



**Family Room**

The family room includes an abundance of recessed canned lights as well as bright west exposure for glorious afternoon sunshine.



**Family Room**

The family room opens through sliding glass doors to the patio and backyard. A wide arched opening leads to the front foyer and short hallway opens to the kitchen and eating area.



**Patio**

Freeform design in attractive aggregate stone, a low brick perimeter wall, lattice work and mature landscape create a relaxing and private setting for your outdoor enjoyment and entertaining.



**Patio**

The expansive patio spans from the family room across the rear of the house providing a huge inviting outdoor living space with gas grill -- great for children, teens, and adults alike.



**Laundry Room**

The laundry room is complete with ample built-in cabinet storage, a convenient laundry tub, granite flooring and a convenient back door leading out to the patio.



**1/2 Bath**

Located off a short hallway between the kitchen and family room you'll find the powder room featuring a pedestal sink, low-rise Kohler commode and granite flooring.



**Foyer**

As viewed from the loft-like upper hallway, the two-story foyer with a double-door entrance, oak hardwood flooring and half-turn stairway is both elegant and airy.



**Master Bedroom**

Double doors lead into the inviting master bedroom suite, currently designed as a main bedroom, private compartmented master bath and an adjacent sitting room that can be easily restored to its original fourth bedroom floor plan.



**Master Bedroom**

The customized closets in the master suite are truly amazing. The main bedroom offers both a walk-in fitted closet and two more fitted double-door closets.





### Master Bath

Oh so many cabinets! This amazing bath features his and hers sinks, a separate dressing/makeup table, and an abundance of drawers and storage space.



### Master Bath

A doorway leads to the separate commode and bathing area, remodeled in 2017 with new tiling, glass-tile accent strip, and vented glass-block window.



### Master Bedroom

The master bedroom opens to the private two-room master bath and the adjoining sitting room, den, library, or original fourth bedroom. Flexibly-designed, this area can be easily arranged, to suit your personalized needs.



### 4th Bedroom

Currently used as a sitting room adjoining the master bedroom in the master suite, the sitting room overlooks the lush front yard.



### Sitting Room

The sitting room can easily be reconverted to use solely as the 4th bedroom. A full wall of custom-fitted closet space and wall of built-in buffet-style cabinetry highlights this area.



### 2nd Bedroom

The southeast bedroom features sunny south exposure and its own deep walk-in closet with convenient across-the-hall access to the second floor hall bath.



### 2nd Bedroom

The second bedroom features light, neutral tight-weave carpeting and shutter-style window treatments.



### Bathroom

The compartmented 2nd floor bath allows for use by multiple family members at the same time with its long vanity, twin sinks and separate commode/bathing area with glass tub enclosure, vented glass block window and can light.



### 3rd Bedroom

The third bedroom is currently used as an in-home office featuring recessed can lights and a great view of the lush backyard.



**Office**

The southwest third bedroom with its built in desks offers its own deep walk-in closet, recessed and track lights, 2" slatted blinds and light, neutral tight-weave carpeting.



**Recreation Room**

Located in the full finished basement, this spacious recreation room provides ample space for children's play, teen hangouts or adult activities -- truly designed for enjoyment by all ages.



**Workroom**

Located through double doors from the recreation room is this well-planned workshop area with pegboard paneling, a workbench and bright lighting.



**Recreation Room**

The recreation room, paneled and carpeted, features a wall of bench seating, fluorescent lighting, built-in shelving and vented glass-block window.



**Storage**

On one side of the finished basement you'll find under-stair storage and abundant closet space. The mechanical/utility area is located at the far end.



**Exterior Back**

As viewed from the rear, the lush backyard has mature shubbery and plantings.



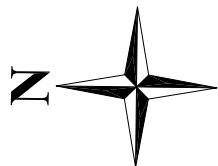
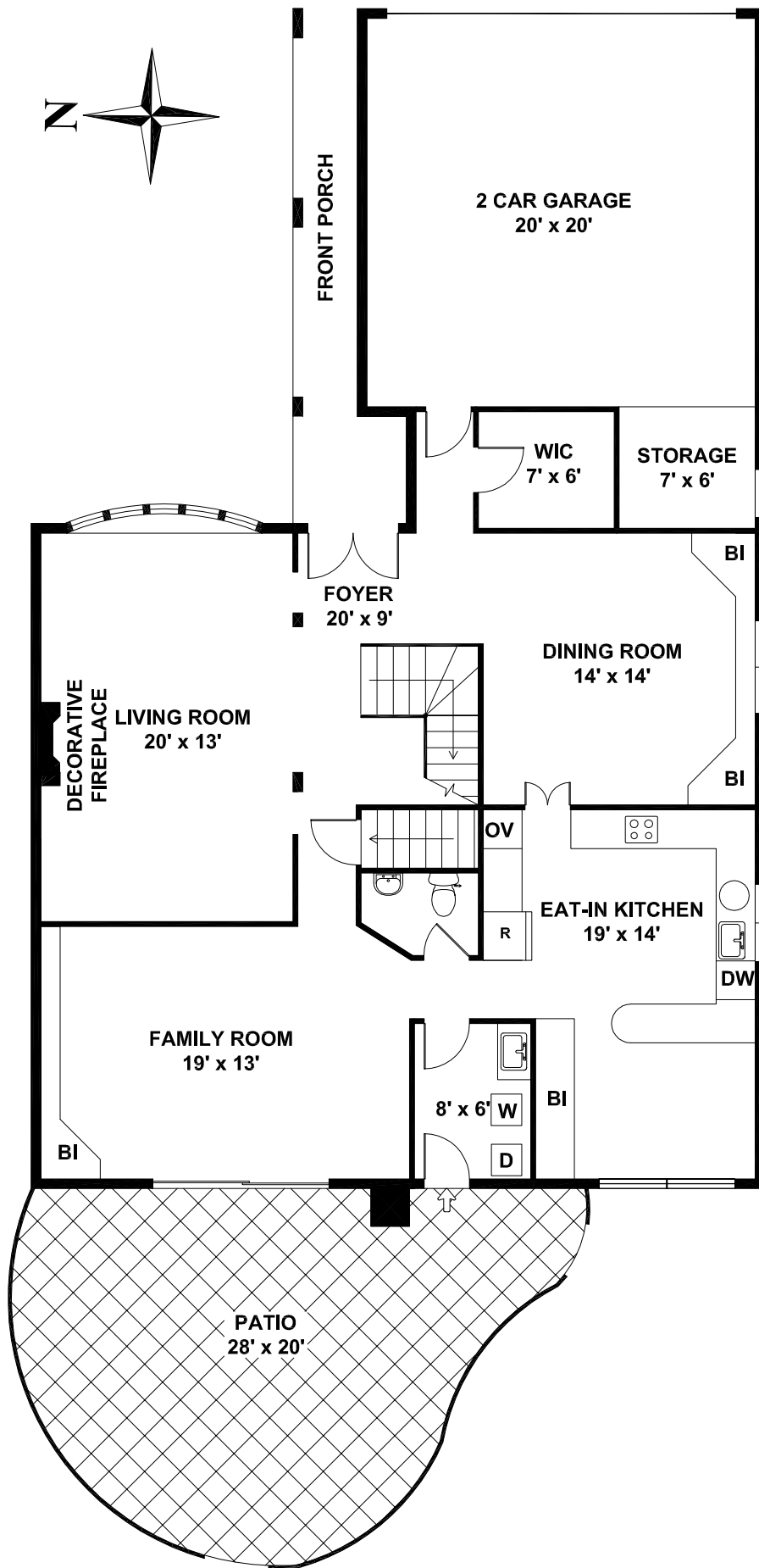
**Exterior Back**

Backyard room for outdoor enjoyment -- ideal for children and pets if needed.



**Exterior Front**

Thank you for visiting this special home where pristine perfection and pride of ownership is evident in every room!



FRONT PORCH

2 CAR GARAGE  
20' x 20'

WIC  
7' x 6'

STORAGE  
7' x 6'

FOYER  
20' x 9'

DECORATIVE  
FIREPLACE  
LIVING ROOM  
20' x 13'

DINING ROOM  
14' x 14'

EAT-IN KITCHEN  
19' x 14'

FAMILY ROOM  
19' x 13'

8' x 6'  
W  
D

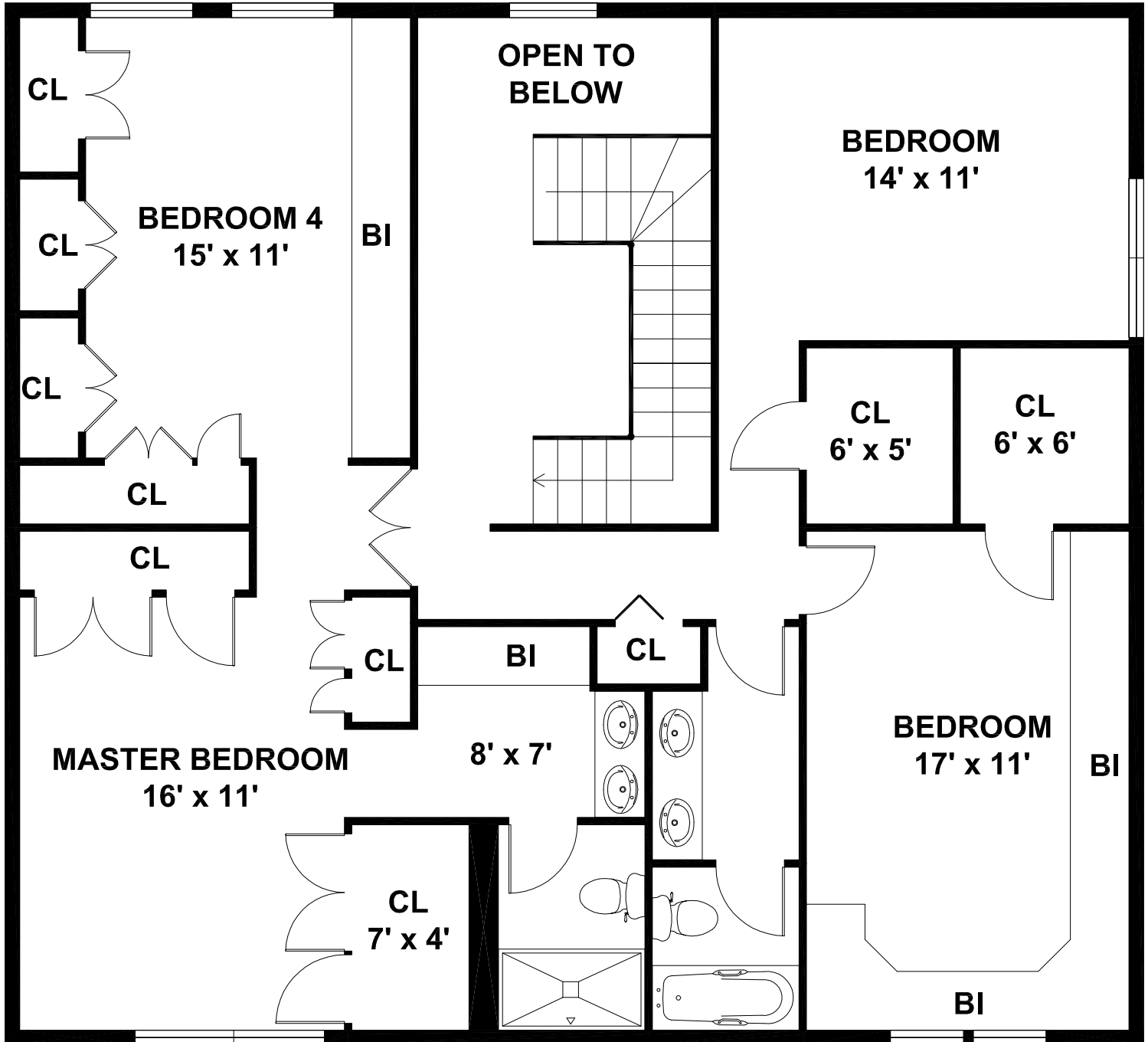
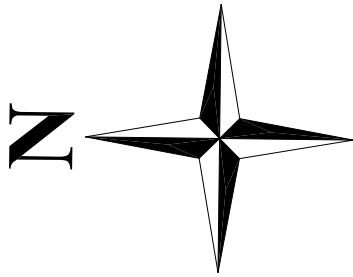
PATIO  
28' x 20'

FIRST FLOOR

1682 CAVELL AVENUE, HIGHLAND PARK, IL

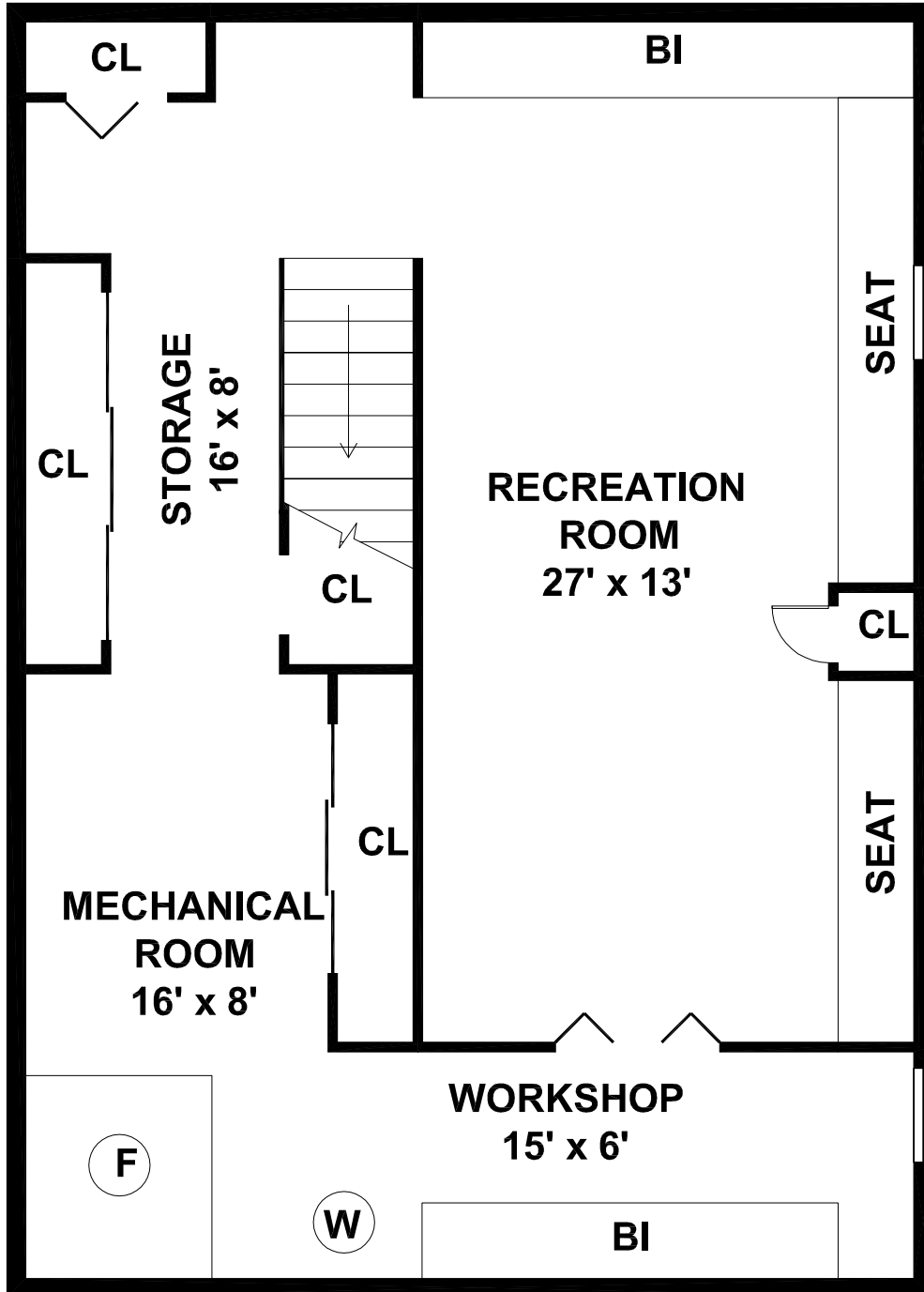
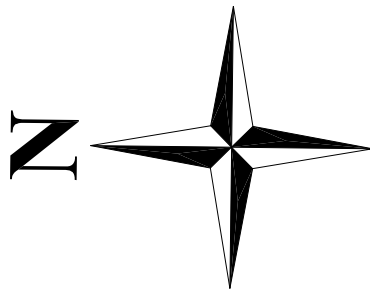
ESTIMATED. GROSS INTERNAL FLOOR AREA 1337 SQ FT  
(EXCLUDING GARAGE)





**SECOND FLOOR**  
**1682 CAVELL AVENUE, HIGHLAND PARK, IL**

**ESTIMATED. GROSS INTERNAL FLOOR AREA 1182 SQ FT**



**BASEMENT**

**1682 CAVELL AVENUE, HIGHLAND PARK, IL**

**ESTIMATED. GROSS INTERNAL FLOOR AREA 781 SQ. FT**

# ***1682 Cavell Avenue, Highland Park***

## **Overview, Features and Highlights**

Manicured with love -- this pristine original-owner two-story exudes true pride of ownership! From the mature exterior landscape, bushes and flowering colors to the interior upgrades throughout the years, this welcoming, impeccably-clean gem is ready to go and features a two-story center entry design flanked by the formal living and separate dining rooms. The eat-in kitchen with its amazing abundance of cabinetry/counters and the inviting family room both overlook the lush backyard and patio – comfortable and convenient for family functions. Upstairs you'll find the master suite and three family bedrooms arranged to allow for a two-room master suite – the choice is yours. All bedrooms provide an enormous amount of closet space and either sunny east, west or south exposure. Downstairs you'll find a great finished basement with ample space for children, teens, hobby areas and storage. Located in desirable Sherwood Forest, enjoy easy highway access and the option of either Highland Park or Deerfield High Schools and Metra stations. Discover the difference in this happy, memory-making home!

### **Living Room (First Floor) - 20' x 13'**

- \* Access from the center entry two-story foyer
- \* Expansive bow-shaped picture window overlooking the lushly-landscaped front yard
- \* Light wood-panel wall with decorative wainscot and crown molding accents
- \* Off-white Berber carpeting and draperies
- \* Decorative-only fireplace
- \* Opens to and overlooks the two-story foyer

### **Dining Room (First Floor) - 14' x 14'**

- \* Access from the center entry two-story foyer
- \* Huge built-in buffet wall with lighted twin China cabinets at each end
- \* Window above buffet features unique elegant shutters with leaded-glass inserts
- \* Crown moldings
- \* Convenient double doorway leading to kitchen work center
- \* Wide arched opening overlooking the two-story foyer
- \* Light, neutral carpeting



### **Kitchen & Eating Area (First Floor) - 19' x 14'**

- \* Abundant to-ceiling cabinetry, thoughtfully designed to maximize storage space and organization
- \* Ample counter space with large peninsula island overlooking the eating area
- \* Recessed ceiling and under-cabinet lighting
- \* Cook top, built-in double ovens & microwave, 48" Sub-Zero refrigerator, double stainless sink with new Groehe faucet
- \* Pull-out cabinet shelving
- \* Large breakfast area with view of patio & yard
- \* Slatted window blinds
- \* Sunny south and west exposures
- \* Granite flooring
- \* Short hallway to laundry room, powder room and family room

### **Master Bedroom (Second Floor) - 16' x 11'**

- \* Master suite includes a serene bedroom, adjacent sitting room (formerly the 4th bedroom - can be reconverted), and a two-room master bath
- \* Light neutral carpeting
- \* Slatted window blinds
- \* Amazing custom-fitted closet space includes both a walk-in closet and two additional double-door closets
- \* Sunny west view of lovely backyard
- \* Access to the spacious two-room master bath featuring:
  - Main room with large vanity, twin sinks, a separate make up table and abundance of cabinetry and drawer space
  - Commode/shower room, beautifully remodeled in 2017
- \* Access to the adjoining large sitting room (formerly 4th bedroom - can be restored)

### **Second Bedroom (Second Floor) - 14' x 11'**

- \* Southeast location with sunny south exposure
- \* Light neutral carpeting
- \* Shutter-style window treatments
- \* Big walk-in closet
- \* Across-the-hall access to compartmented family bath

### **Family Room (First Floor) - 19' x 13'**

- \* Access through a wide arched doorway from the center-entry two-story foyer or short hallway to kitchen and powder room
- \* Sliding glass doors opening out to the free form 28' x 20' aggregate patio and private backyard
- \* Oak hardwood flooring
- \* Recessed can lighting
- \* Crown moldings
- \* Built-in buffet wall with floor-to-ceiling corner cabinet
- \* Slatted window blinds

### **Sitting Room/4th Bedroom (2nd Floor) - 15' x 11'**

- \* Adjoins the master bedroom as a two-room suite
- \* Features a full wall of custom-fitted closets
- \* Light neutral carpeting
- \* Slatted wood blinds
- \* Built-in cabinetry
- \* Recessed can lighting
- \* Easily restored to use as a fourth bedroom
- \* East exposure overlooking the lushly-landscaped front yard

### **Third Bedroom (Second Floor) - 17' x 11'**

- \* Southwest location with west-facing windows overlooking the inviting backyard
- \* Light neutral carpeting
- \* Slatted window blinds
- \* Big walk-in closet
- \* Recessed can lighting and track lighting
- \* Built-in cabinetry
- \* Adjacent to the compartmented family bath
- \* Currently used as an in-home office

**Foyer (First Floor) - 20' x 9'**

- \* Enter from covered porch through double doors
- \* Dramatic two-story ceilings
- \* Oak hardwood flooring
- \* Center entry design with living room on one side and dining room on the other side
- \* Provides an expansive view through to the rear of the house
- \* Access the open half-turn stairway leading to the upper loft-like hallway
- \* Huge customized walk-in guest and storage closet
- \* Leads to two-car garage entry

**Laundry/Mudroom (First Floor) - 8' x 6'**

- \* Located from short hallway between kitchen and family rooms
- \* Built-in cabinetry
- \* Laundry tub
- \* Granite flooring
- \* Convenient doorway opening out to the adjoining aggregate free form patio and private backyard

**Workroom (Basement) - 15' x 6'**

- \* Access through double doors from the recreation room or the adjoining utility/mechanical area
- \* Well lit -- bright and light, for ease of use
- \* Convenient pegboard paneling
- \* Vented glass-block window
- \* Vinyl tiled flooring
- \* Drop ceiling with fluorescent lighting
- \* Sump pump (new in 2015) with battery back-up system located here

**Recreation Room (Basement) – 27' x 13'**

- \* A true lower level retreat with space to spare and flexibility to accommodate multiple activities simultaneously
- \* Full wall of bench seating
- \* White paneled wall
- \* Drop ceiling with fluorescent lighting
- \* Built-in cabinetry
- \* Glass-block vented window
- \* Double door opening to organized workshop

**Mechanicals/Utilities (Basement) - 16' x 8'**

- \* Access from basement workshop area or from the storage area located to one side of the basement stairway
- \* Vinyl tile flooring
- \* Furnace, humidifier and hot water tank located here

**Storage (Basement) - 16' x 8'**

- \* Access from the base of the stairs
- \* A full wall of closets
- \* Under stairway closet storage
- \* Additional open storage space
- \* Carpeted closet access area and additional vinyl tile flooring in open storage area

**Patio – 28' x 20'**

- \* Attractive aggregate stone composition
- \* Free form design
- \* Brick perimeter wall, ideally for extra seating
- \* Access from family room sliders or doorway to/from laundry room
- \* Gas barbecue grill included
- \* Overlooks private fenced yard

**Location/Neighborhood Highlights**

- \* Easy north or south access Highway 41
- \* Nearby shopping
- \* Close to neighborhood parks on Cloverdale and Sherwood
- \* Choice of schools: Choose from either Highland Park or Deerfield High School
- \* Commuter friendly: Choose from Metra's Union Pacific North line in Highland Park or the Milwaukee District North Line in Deerfield

**Additional Highlights**

- \* 2.5-car garage with: Electric overhead door, big recessed storage niche (ideal from bikes, garden equipment, patio furniture), great pegboard paneling, glass-block window, finished walls and convenient pull-down stairs to attic storage
- \* Brick exterior with aggregate stone walkways
- \* Lush mature landscape including small deck out front
- \* All newer double-pane windows



